



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**



**Mission Protection Overlay Zoning Districts
Public Kickoff Meeting, March 17, 2014**

Origins

- Strategic Historic Preservation Plan (2009)
- World Heritage Nomination
 - Recognition of significance of mission sites
 - Support from local government
- Began developing in 2013 through stakeholder consultation

Current Viewshed Ordinance

- Protect, Preserve and Enhance views
- Represents a “photographic” view tied to a point of origin and direction
- Regulate the heights of new developments in this view
 - Buildings, structures, objects, signs, etc.

Current Viewshed Ordinance

- Current ordinance only allows for a single, front-door viewshed per landmark
 - VP-1 Alamo Viewshed
 - Limited controls
 - Doesn't protect the historic site or its setting

Mission Protection Overlays

- New zoning overlay
- Works alongside viewsheds; separate ordinance
- Encompasses greater area
 - Inward and outward views
 - Protects scenic/environmental quality of mission sites
- Only address height
 - Buildings, structures, objects, signs, etc.

Mission Protection Overlays

- Current base zoning and other overlays remain:
 - R4, R5, R6, FR (35' / 2.5 stories)
 - RIO-4 (84' / 7 stories)
 - RIO-5 (60' / 5 stories)
 - RIO-6 (50' / 4 stories)
- Overlays will remain despite future changes to base zoning / property use

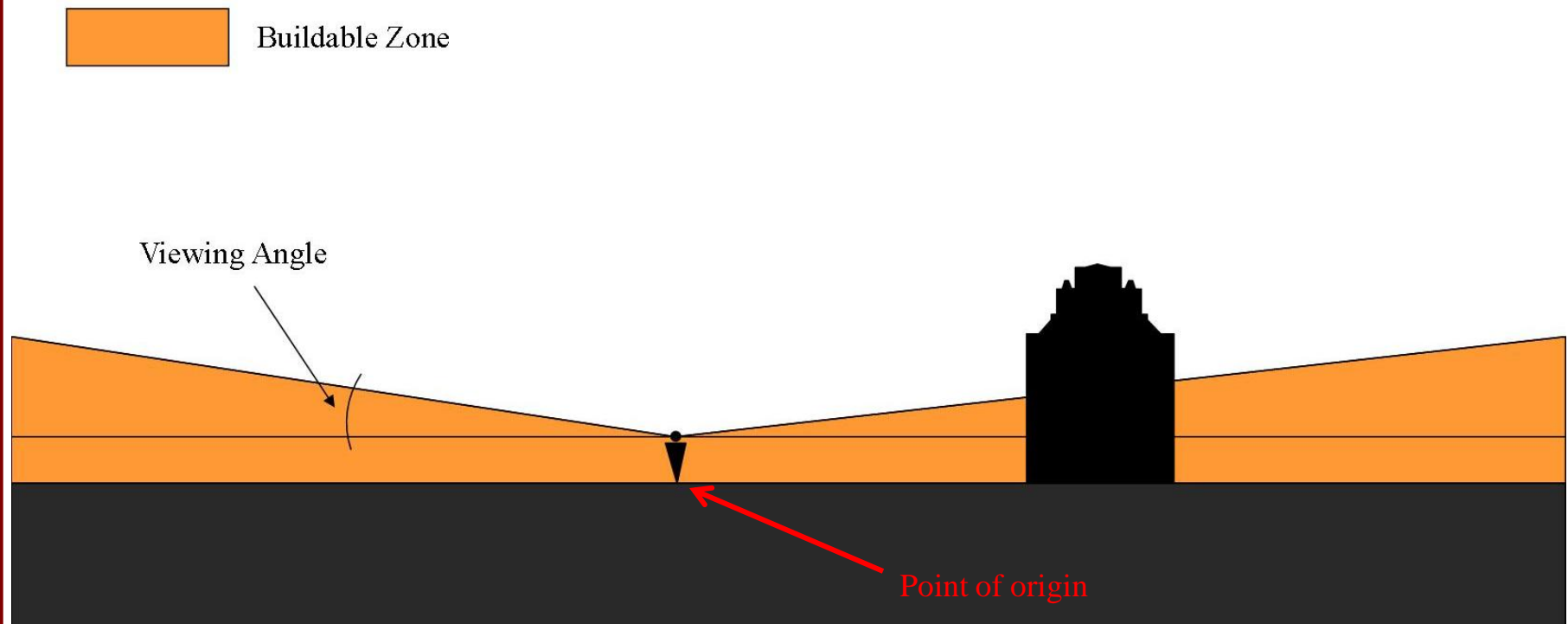
Mission Protection Overlays

- Other examples / studies
 - Capitol Buildings in Austin, Madison and Sacramento
 - Georgetown, Colorado (natural views)
 - Seattle, Washington (multiple structures, sites and natural views)

Mission Protection Overlays

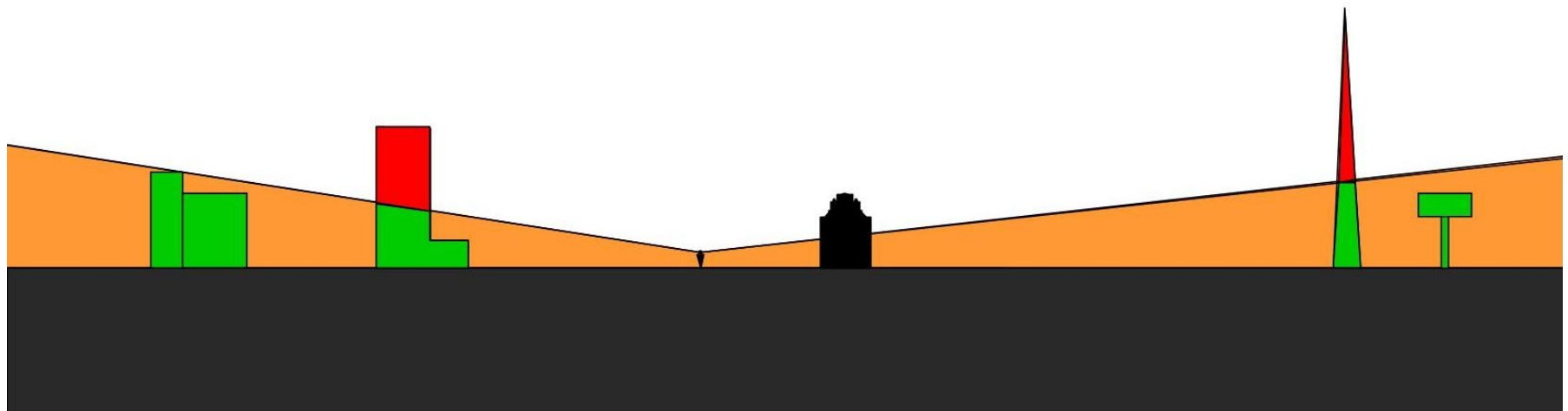
- Proposed examples
 - 2° viewing angle
 - 5.5 foot observation height
 - Point of origin 50-100 feet in front of each mission door (actual locations to be field verified by staff)
 - 1,500 foot radius
- Other factors to consider
 - Topography
 - Existing site conditions

Mission Protection Overlays



Mission Protection Overlays

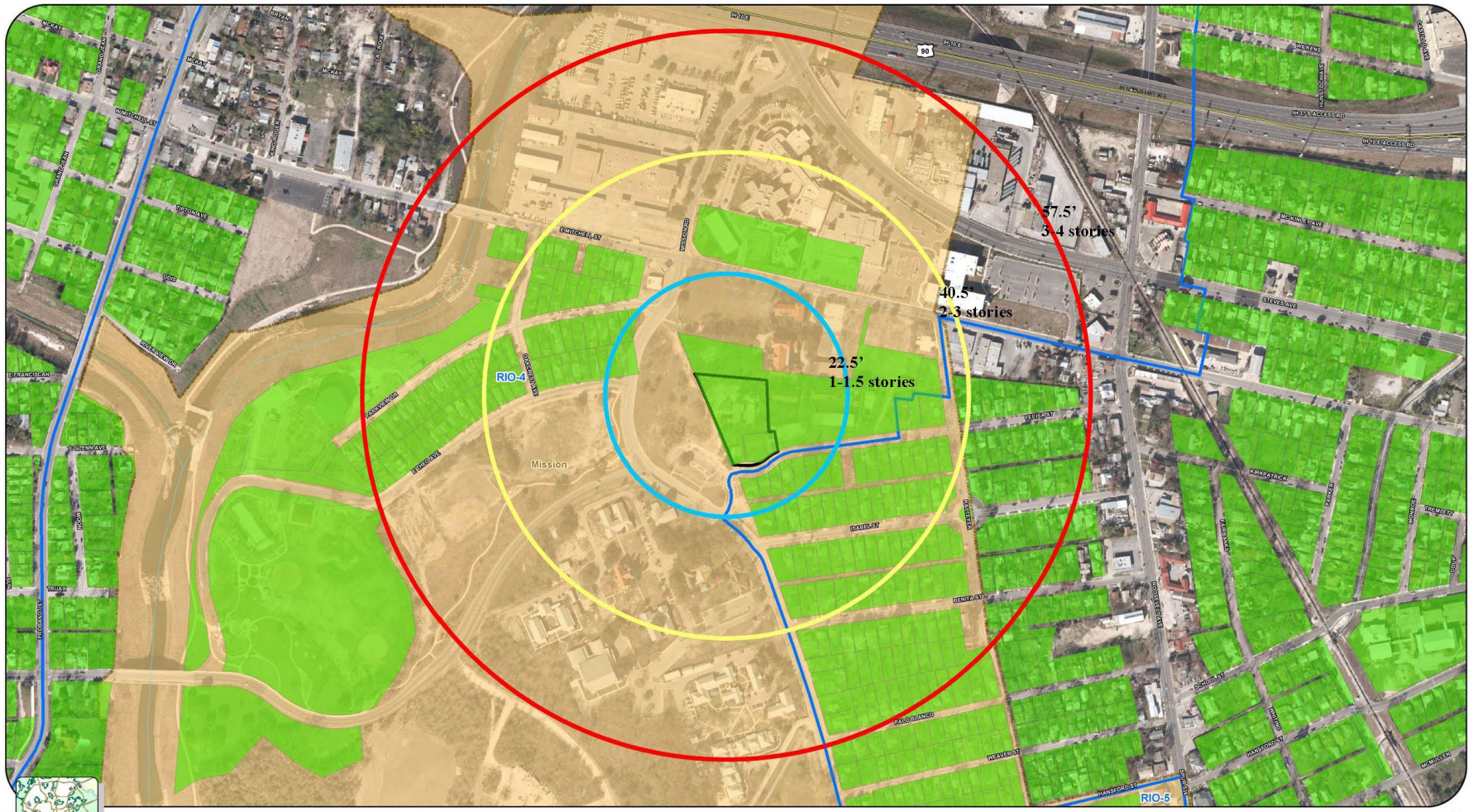
 Buildable Zone



Mission Concepcion



Mission Concepcion



Mission Concepcion



Mission Concepcion



Mission San Jose



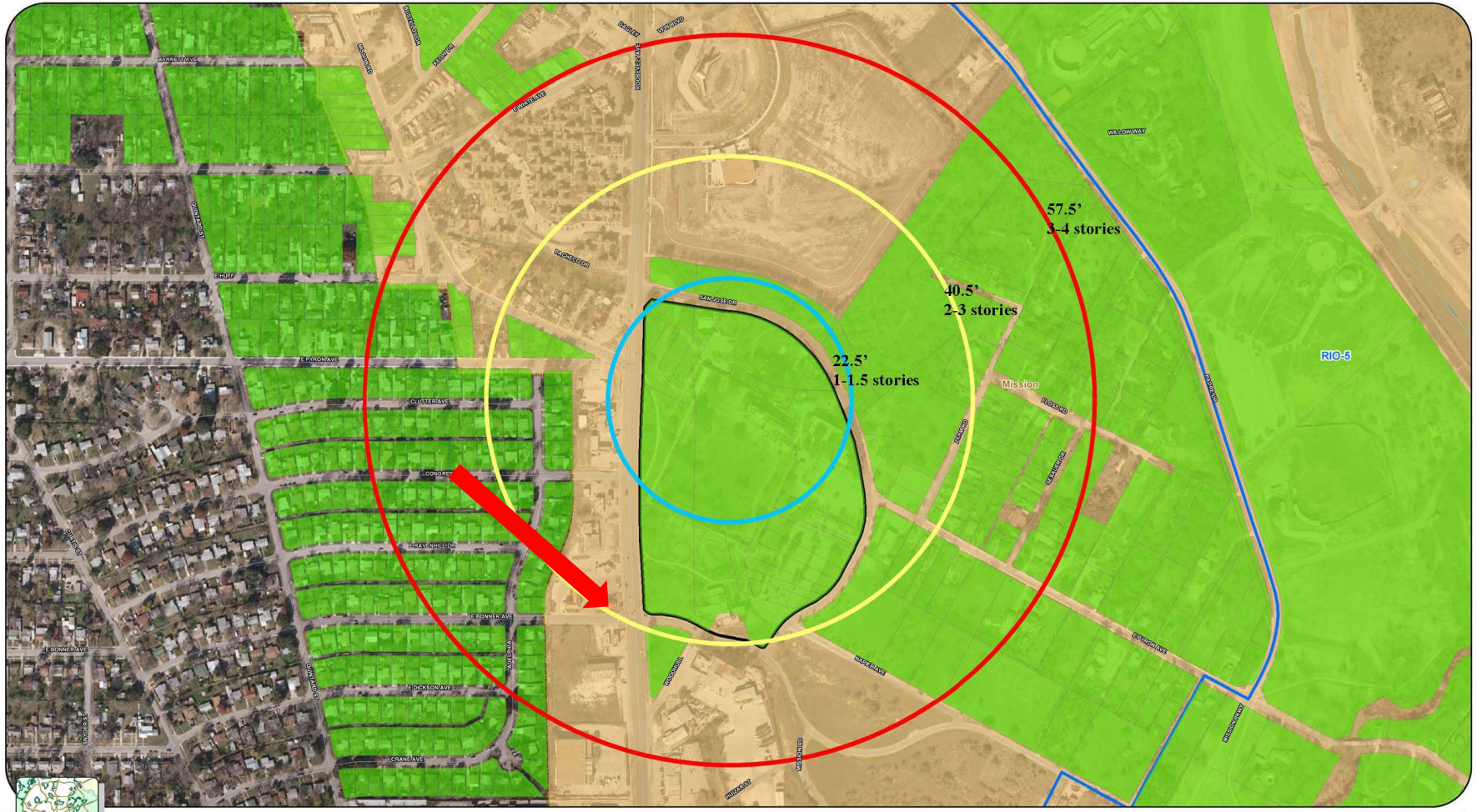
Mission San Jose



Mission San Jose



Mission San Jose



Mission San Jose



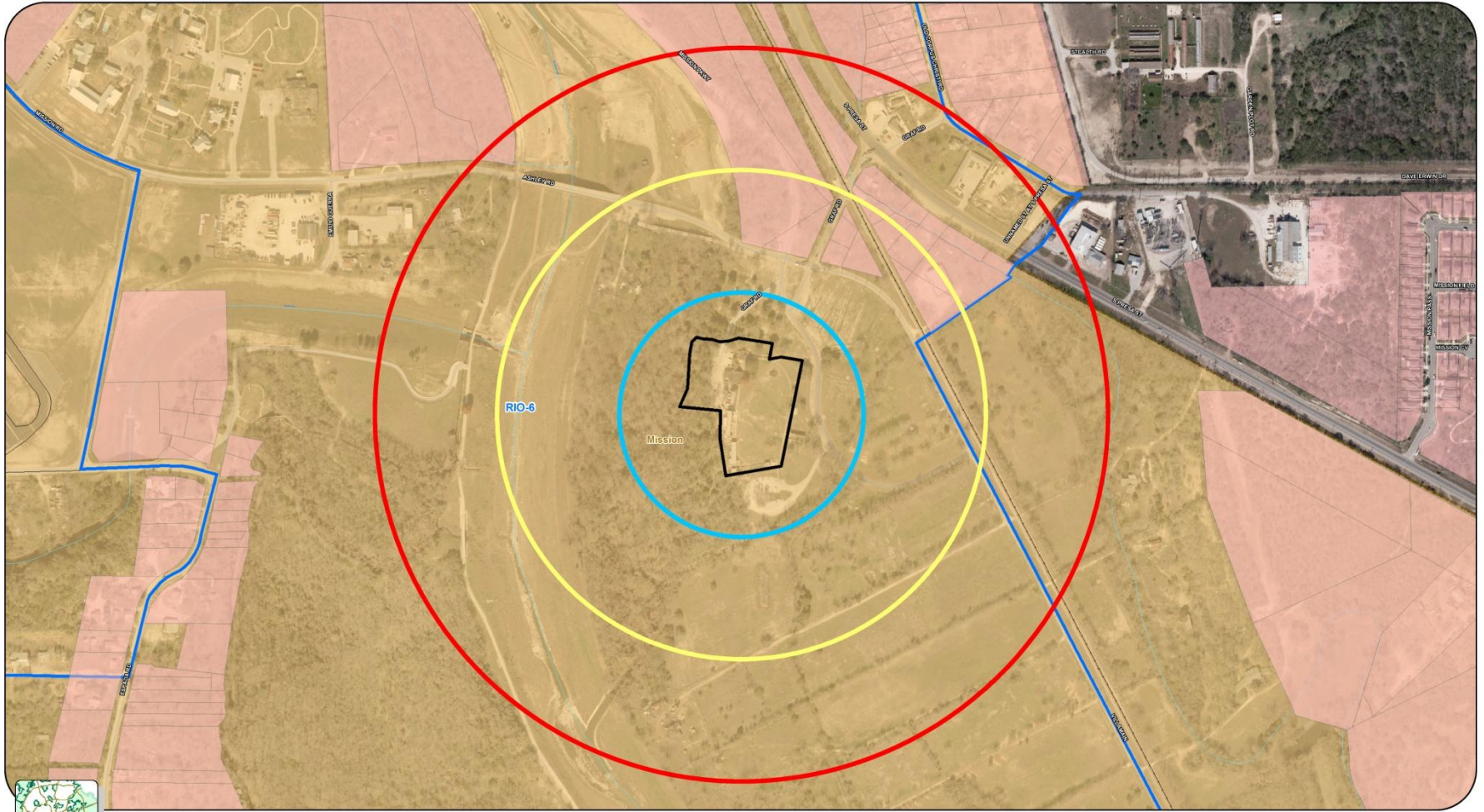
Mission San Jose



Mission San Juan



Mission San Juan



Mission San Juan



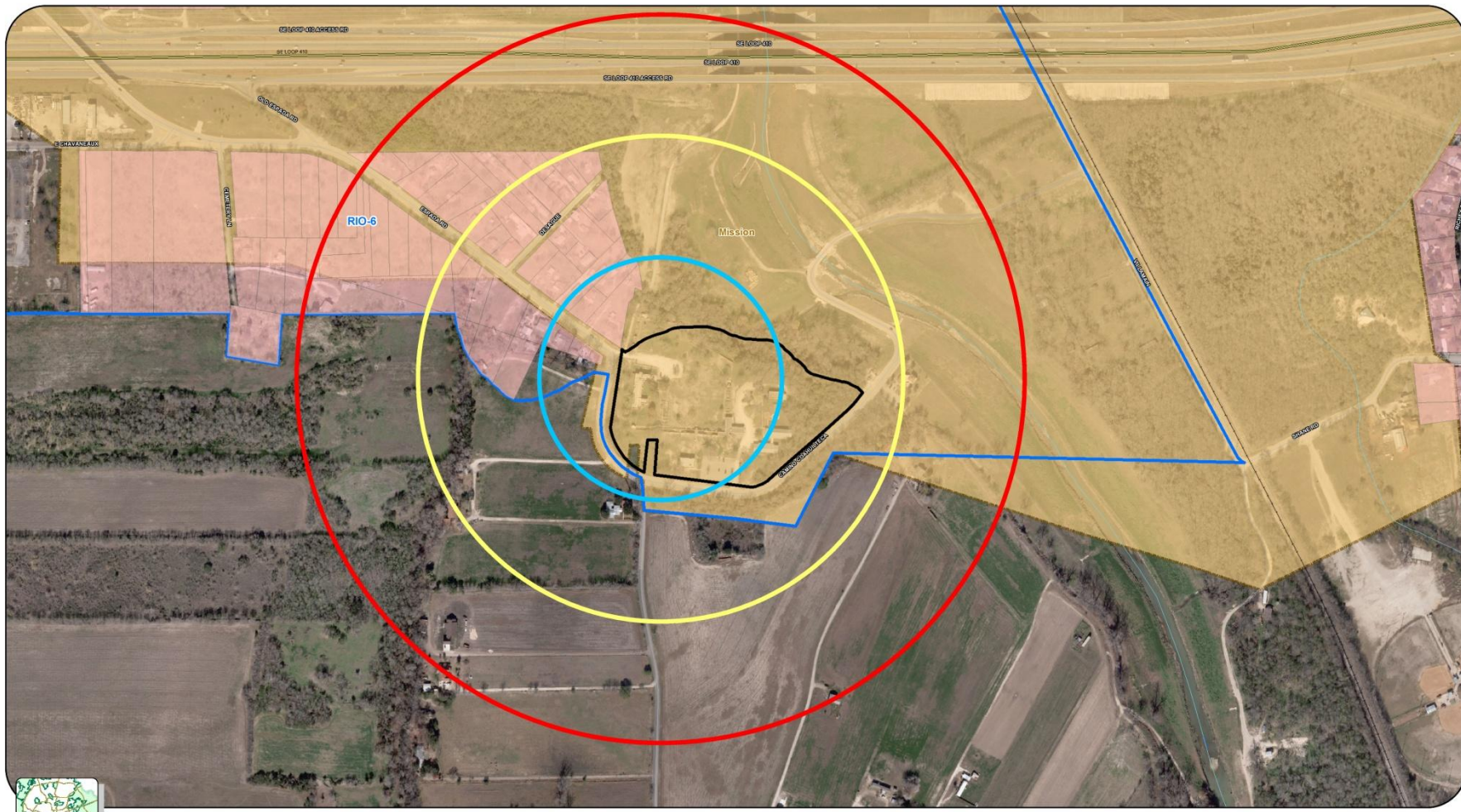
Mission San Juan



Mission Espada



Mission Espada



Mission Espada



Mission Espada



Q & A

Q: I am planning a small project. Will I be required to complete a survey?

A: No. Only multi-story construction projects will require review against the Mission Protection Overlay ordinance. A survey may be required for larger projects to ensure conformance.

Q & A

Q: I own an existing building or structure that would not conform to the new ordinance. Do I have to remove it?

A: No. Non-conforming buildings or structures can be maintained at their current heights.

Q & A

Q: Who reviews conformance with the Mission Protection Overlay ordinance?

A: OHP staff will review applications for conformance at the plan review level. The project may already require review through the HDRC process.

Q & A

Q: When will the overlays go into effect?

A: OHP anticipates a target Council date of August 2014.

Q & A

Q: Will the new ordinance replace existing regulatory controls?

A: No. The new ordinance is in addition to any existing guidelines and standards tied to the existing zoning overlays.

Next Steps

- Finalize agreement with contractor
- Survey
- Draft ordinance
- 2nd Public Meeting
- HDRC recommendation
- Zoning Commission recommendation
- Council Committee
- City Council resolution

Questions/Recommendations?

Office of Historic Preservation

Attn: Cory Edwards

1901 S. Alamo

San Antonio, TX 78204

210-207-1496

cory.edwards@sanantonio.gov